



US Army Corps
of Engineers
Portland District

PUBLIC NOTICE

for Permit Application

Issue Date: October 28, 2008

Expiration Date: November 27, 2008

Corps of Engineers No: NWP-2000-3/1

Oregon Department of State Lands No: 21862-RF

30-Day Notice

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached plan.

Comments: Comments on the described work should reference the U.S. Army Corps of Engineers number shown above and reach this office no later than the above expiration date of this Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
Mr. Benny Dean Jr.
1600 Executive Parkway, Suite 210
Eugene, Oregon 97401-2156

Applicant: City of Corvallis
Mr. Kent Weiss
P.O. Box 1083
Corvallis, Oregon 97339-1083

Location: The project is located south of NE Conser Drive along Jasper Street and NE Sorrel Place, in Corvallis, Benton County, Oregon. The site is in Section 24 of Township 11 South, Range 5 West.

Waterway: The impact site contains 1.65 acres of Willamette Valley wet prairie, which are adjacent to Stewart Slough, which flows into the Willamette River a Section 10 Traditional Navigable Water.

Project Description: The project will place up to 3,212 cubic yards of fill into 1.65 acres of wet prairie to facilitate development of a site to allow construction of housing on 3.46 acres of the 30-acre Seavey Meadows site. The previous public notice reflected an impact to 1.67 acres of wet prairie with a five-acre footprint. The permit has expired and the project has been revised to minimize impacts to 1.65 acres of wetlands and a footprint of 3.46 acres. Wetlands adjacent to the project area will be protected. The development of the site includes 43 units has been approved by the City of Corvallis. The 43 units include 36 multi-family rental units and 7 single-family ownership units. The work completed on the previous permit resulted in all appurtenances for the development to be constructed. No additional utility lines are needed for the development.

Mitigation: The applicant has adjusted the project to avoid impacts to 0.02 acres of Willamette Valley wet prairie and provided a proposed compensatory wetland mitigation plan for the impacts to 1.65 acres of Willamette Valley wet prairie. A total of 1.75 acres of wet prairie will be restored through the removal of berms placed on the mitigation site from past agricultural uses. The mitigation site is part of a larger 15 acre parcel which will be protected from future development by the City of Corvallis and local interest groups. The expansion and connection of the wetland area will be accomplished by removal of the north dike and large piles of fill which were historically placed in the 15 acre wetland. The restoration of the mitigation site is expected to increase functional uses by wildlife and better floodwater and biofiltration for the watershed.

If a permit is issued, the Corps will determine what compensatory mitigation is appropriate and practicable. The amount of compensatory mitigation required shall be commensurate with the anticipated impacts of the project.

Purpose: The project purpose is to address the growth of low to moderate income families by constructing housing in the City of Corvallis, Benton County, Oregon.

Drawing(s): Six (6) drawings are attached and labeled Corps No. NWP-2000-3/1

Additional Information: Additional information may be obtained from Mr. Benny Dean Jr., Project Manager, U.S. Army Corps of Engineers at (541) 465-6761 or email Benny.A.Dean@usace.army.mil.

Authority: This permit will be issued or denied under the following:

Section 404, Clean Water Act (33 U.S.C. 1344), for discharge of dredged or fill material into waters of the United States.

Water Quality Certification: A permit for the described work will not be issued until certification, as required under Section 401 of the Clean Water Act (P.L. 95-217), has been received or is waived from the certifying state. Attached is the state's notice advertising the request for certification.

Section 404(b)(1) Evaluation: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404(b)(1) of the Clean Water Act.

Public Hearing: Any person may request in writing within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state with particularity the reasons for holding a public hearing.

Endangered Species: Preliminary determinations indicate that the described activity will not affect endangered species, or their critical habitat designated as endangered or threatened under the Endangered Species Act of 1973 (87 Stat. 844). Formal consultation under Section 7 of the Act is not required for the described activity.

Cultural Resources: The described activity is not located on property registered or eligible for registration in the latest published version of the National Register of Historic Places. This notice has been provided to the State Historic Preservation Office, interested Native American Indian Tribes, and other interested parties. If you have information pertaining to cultural resources within the permit area, please provide this information to the Corps project manager (identified on page 1 of this notice) to assist in a complete evaluation of potential affects.

An initial evaluation of the proposed project area indicates there are no recorded historic properties within the permit area. The permit area has been so extensively modified by agricultural activities and modern development that little likelihood exists for the proposed project to affect an undisturbed historic property or any other type of cultural resource.

Evaluation: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Additional Requirements: State law requires that leases, easements, or permits be obtained for certain works or activity in the described waters. These State requirements must be met where applicable, and a Department of the Army permit must be obtained before any work within the applicable Statutory Authority previously indicated may be accomplished. Other local governmental agencies may also have ordinances or requirements, which must be satisfied before the work is accomplished.

PUBLIC NOTICE
Oregon Department of Environmental Quality (DEQ)
Water Quality 401 Certification

Corps of Engineers No: NWP-2000-3/1
Oregon Department of State Lands No: 21862

Notice Issued: Oct. 28, 2008
Written Comments Due: Nov. 27, 2008

WHO IS THE APPLICANT: City of Corvallis

LOCATION OF CERTIFICATION ACTIVITY: See attached U.S. Army Corps of Engineers public notice.

WHAT IS PROPOSED: See attached U.S. Army Corps of Engineers public notice on the proposed project.

NEED FOR CERTIFICATION: Section 401 of the Federal Clean Water Act requires applicants for Federal permits or licenses to provide the Federal agency a water quality certification from the State of Oregon if the proposed activity may result in a discharge to surface waters.

DESCRIPTION OF DISCHARGES: See attached U.S. Army Corps of Engineers public notice on the proposed project.

WHERE TO FIND DOCUMENTS: Documents and related material are available for examination and copying at Oregon Department of Environmental Quality, Northwest Region, 401 Water Quality Certification Coordinator, 2020 SW Fourth Avenue, Suite 400, Portland, Oregon 97201-4987.

While not required, scheduling an appointment will ensure documents are readily accessible during your visit. To schedule an appointment please call Ms. Jan Coomler at (503) 229-5087.

Any questions on the proposed certification may be addressed to the 401 Water Quality Certification Coordinator, (503) 229-6030 or toll free within Oregon at (800) 452-4011. People with hearing impairments may call DEQ's TTY at (503) 229-6993.

PUBLIC PARTICIPATION:

Public Hearing: Oregon Administrative Rule (OAR) 340-48-0020 (6) states that "The Corps provides public notice of and opportunity to comment on the applications, including the application for certification, provided that the department (DEQ), in its discretion, may provide additional opportunity for public comment, including public hearing."

Written comments:

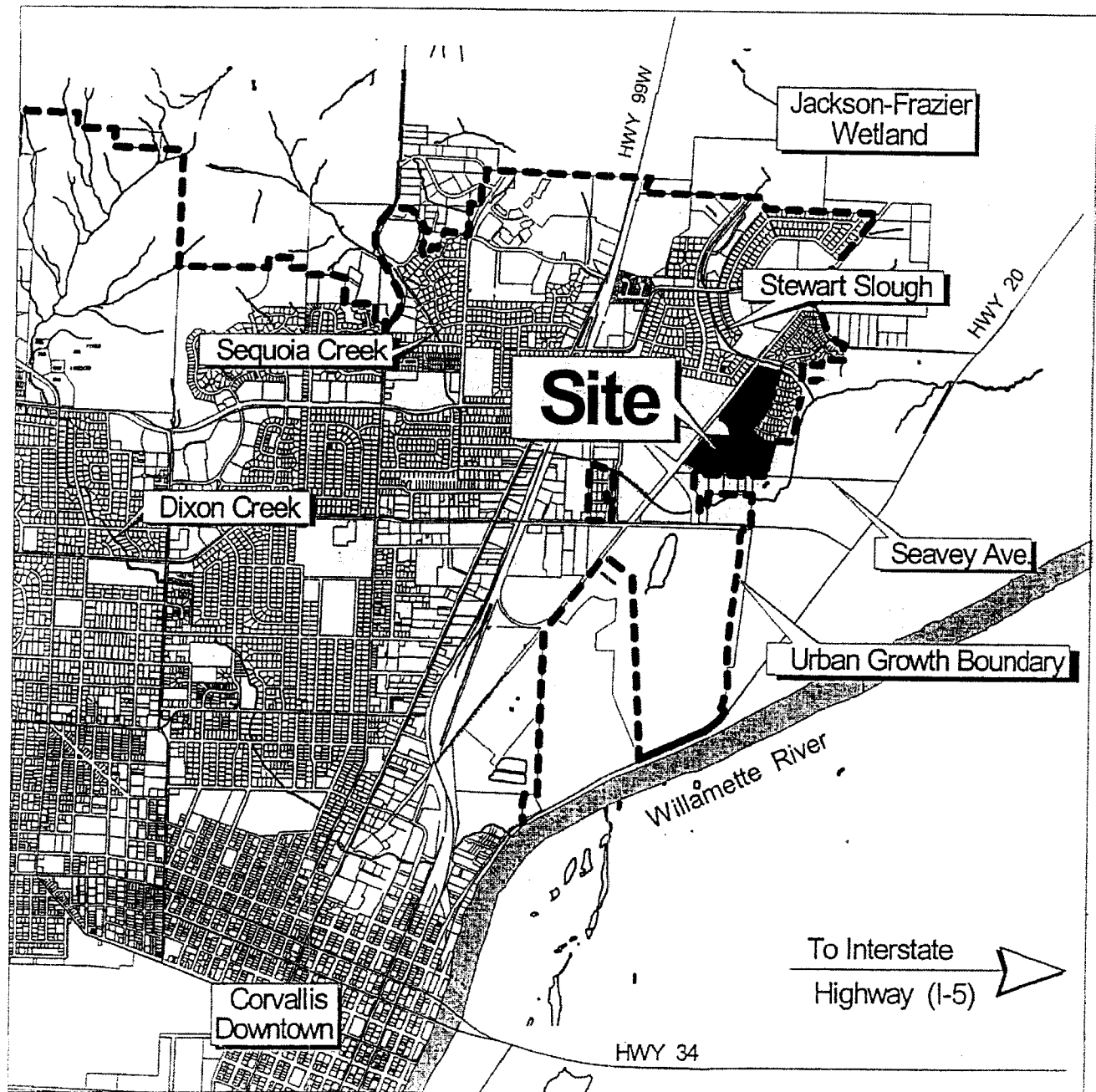
Written comments on the proposed certification must be received at the Oregon Department of Environmental Quality by 5 p.m. on (**November 27, 2008**). Written comments should be mailed to Oregon Department of Environmental Quality, Northwest Region, Attn: 401 Water Quality Certification Coordinator, 2020 SW Fourth Avenue, Suite 400, Portland, Oregon 97201-4987 or faxed to (503) 229-6957. ***People wishing to send written comments via e-mail should be aware that if there is a delay between servers or if a server is not functioning properly, emails should be aware that if there is a delay between servers or if a server is not functioning properly, emails may not be received prior to the close of the public comment period.*** People wishing to send comments via e-mail should send them in Microsoft Word (through version 7.0), WordPerfect (through version 6.x) or plain text format to 401publiccomments@deq.state.or.us. Otherwise, due to conversion difficulties, DEQ recommends that comments be sent in hard copy.

WHAT HAPPENS NEXT: DEQ will review and consider all comments received during the public comment period. Following this review, the permit may be issued as proposed, modified, or denied. You will be notified of DEQ's final decision if you present either oral or written comments during the comment period. Otherwise, if you wish to receive notification, please call or write DEQ at the above address.

ACCESSIBILITY INFORMATION: This publication is available in alternate format (e.g. large print, Braille) upon request. Please contact DEQ Public Affairs at (503) 229-5766 or toll free within Oregon at (800) 452-4011 to request an alternate format. People with a hearing impairment can receive help by calling DEQ's TTY at (503) 229-6993.

Seavey Meadows - Corvallis, Oregon

Vicinity Map

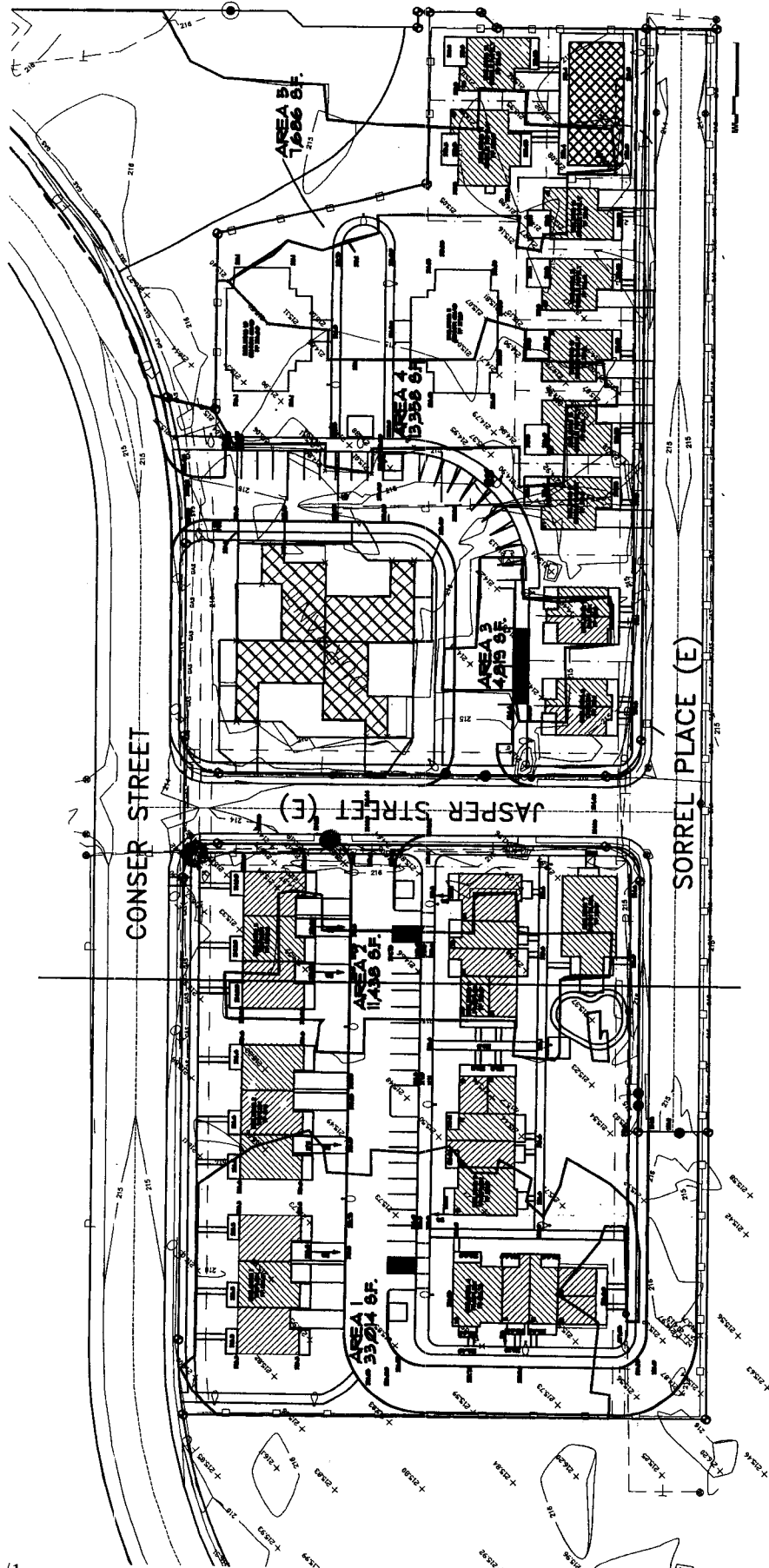


No Scale



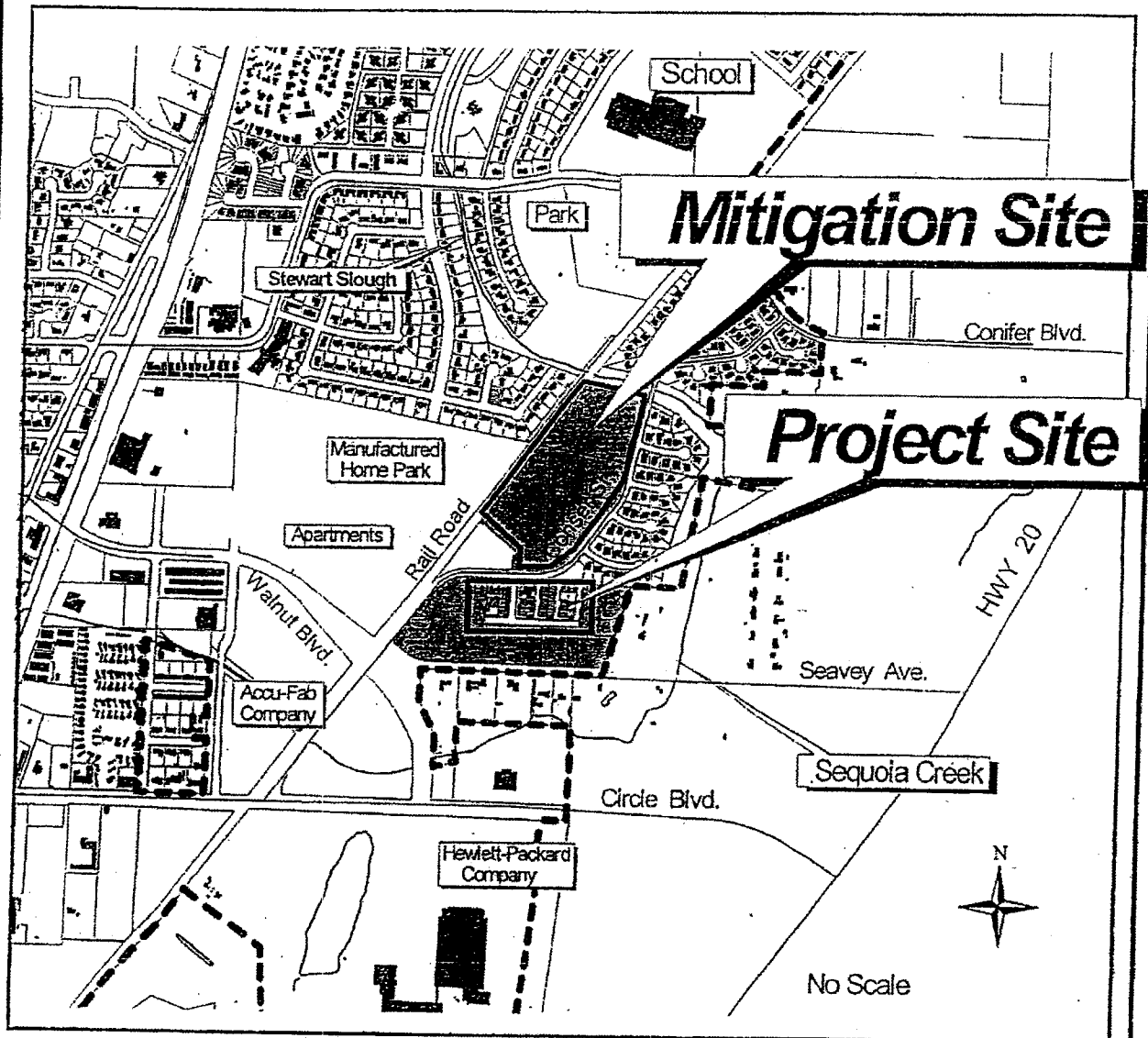
Figure 1: Location Map

Figure 3. Overview of site plan



Project & Mitigation Site Map

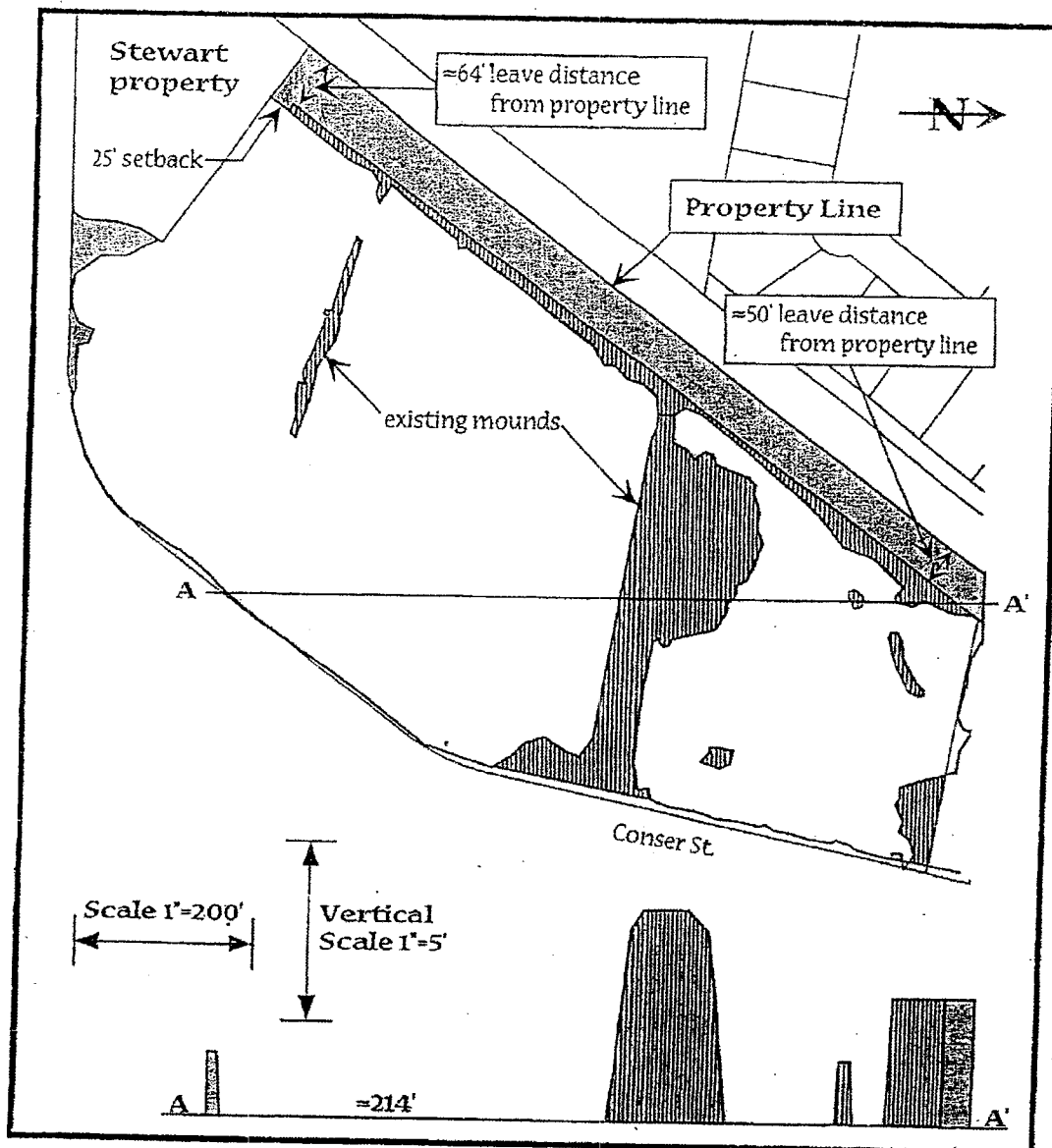
for Seavey Meadows



Project Site = Proposed Development Site -- 5 Acres

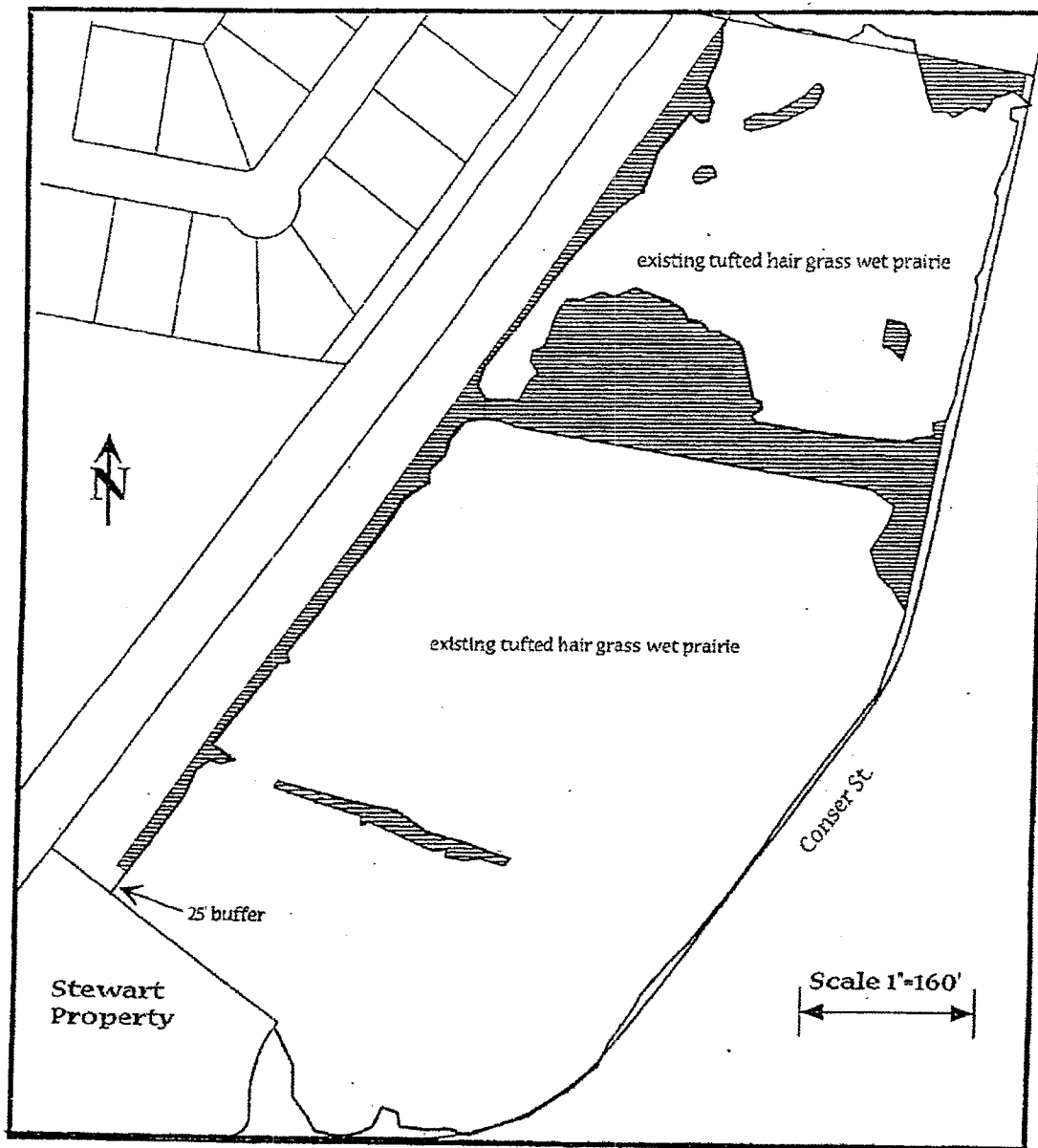
Seavey Meadows Area = Seavey Meadows Area ----- 30 Acres

MP Figure 1: Mitigation Site Location Map



- Mitigation Area, 1.75 acres**
 Uplands to be graded to contour of adjacent wetlands dominated by tufted hair-grass, $\approx 214'$ above sea level.
 In field, a laser leveler is to be used to guide grading.
 Graded area will be surveyed to assure correct mitigation acreage.
- Uplands, not part of mitigation**

MP Figure 3: Mitigation Site Grading Plan



Tufted Hair grass wet prairie, 175 acres

Dechamisia cespitosa Seeded,
followed by bare-root planting at 18' centers.
if seeding is not successful, 35,000 plants.

MP Figure 4: Mitigation Site Planting Plan